

Simple Approach



Estate Agents



**23 Primrose Place, Perth
Perthshire PH1 2QS**

Offers over £68,000

Simple Approach are pleased to bring to the market this well presented one bedroom ground floor flat situated on Primrose Place. This good sized home comprises a bright lounge, stylish modern kitchen, spacious double bedroom and a stylish bathroom. Boasting features such as Double Glazing, easy commuting and coming to the market in immaculate decorative condition this property is ready to be enjoyed by the future home owner. Ample parking is available onsite and additional street parking is aplenty in the surrounding areas. Viewing is essential to appreciate the decorative levels and the great location on offer.

Livingroom

12'8" x 13'1" (3.87 x 4.01)

Kitchen

8'7" x 7'1" (2.62 x 2.17)

Bedroom

9'2" x 12'9" (2.80 x 3.89)

Bathroom

6'11" x 4'1" (2.13 x 1.26)

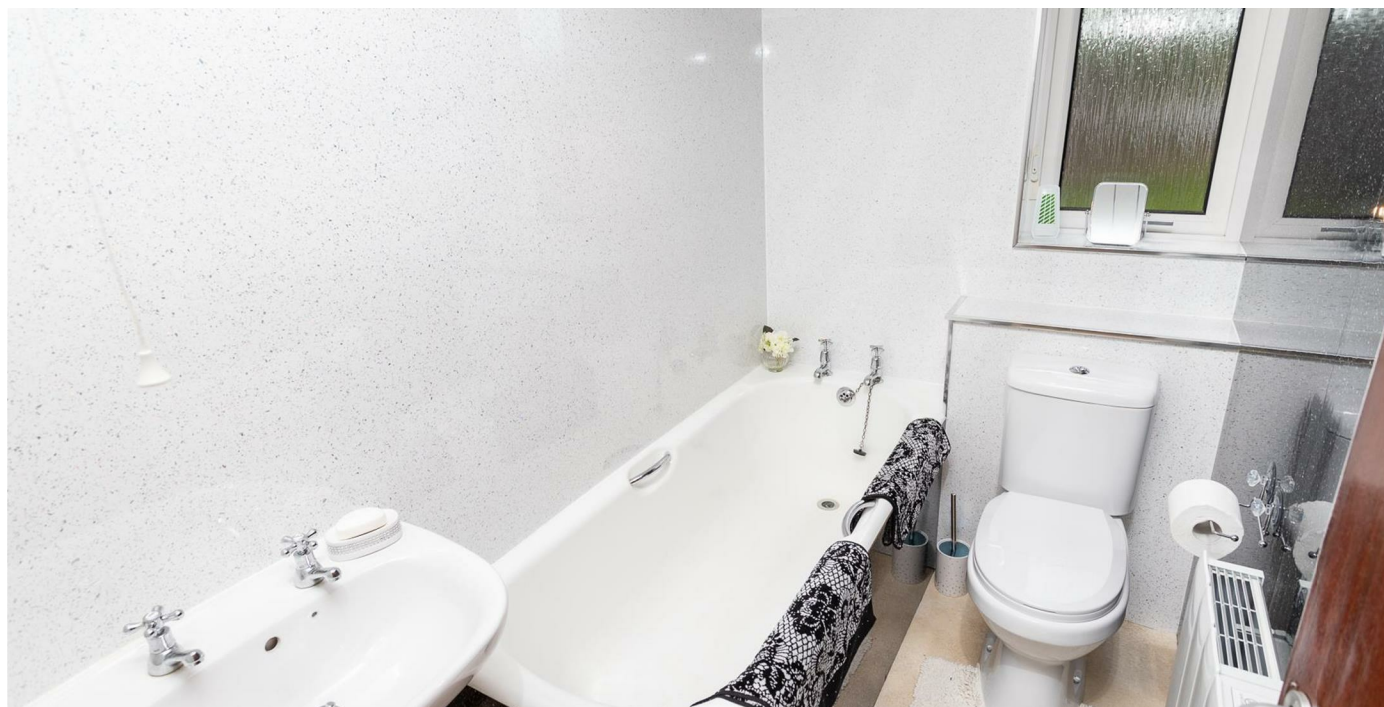
External

Externally the property is set in well maintained grounds. Ample off Street parking is available by the property.

Location

The property is in a sought-after location as it benefits from nearby shops, Primary Schools and a Tesco Supermarket, as well as being on a regular bus route to and from Perth City Centre.

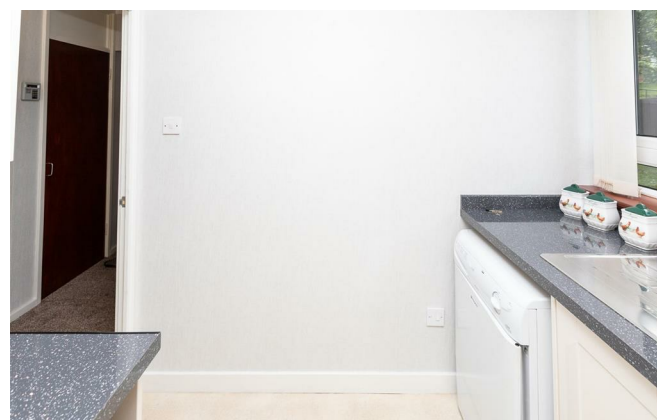
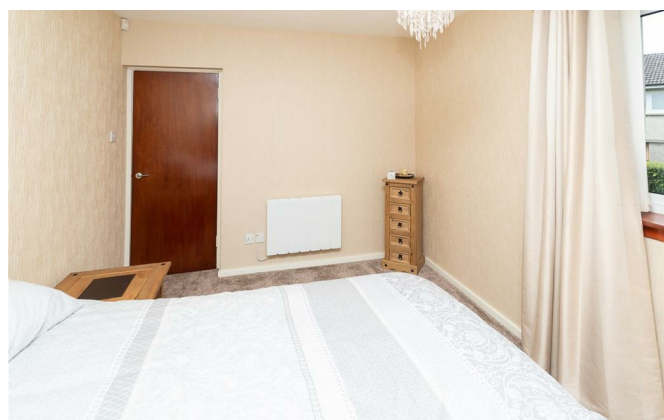


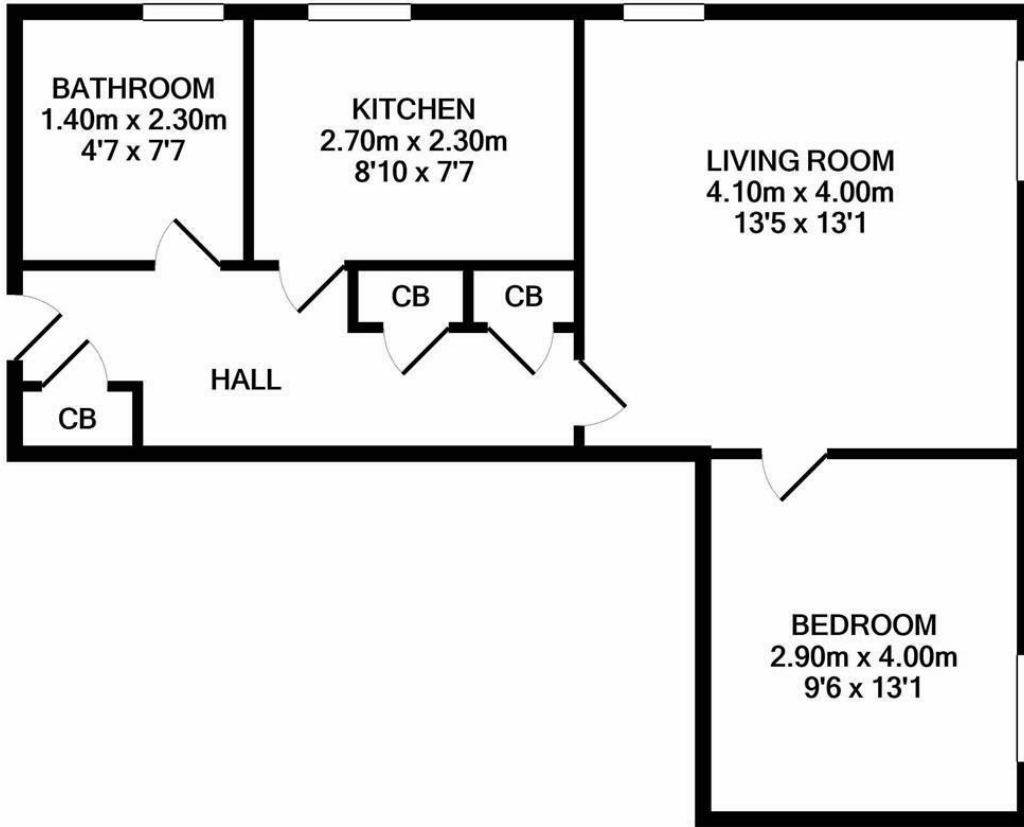


- Spacious Ground floor Flat
- Good Location

- Well maintained Grounds
- Ample parking

- Double Glazing
- Well Presented





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC